



2 St. Marys Crescent, Manby, LN11 8HU
Fixed Asking Price £175,000

NO ONWARD CHAIN* *READY TO MOVE IN

TES Property are delighted to bring to the market this spacious detached 3 bedroom bungalow located in the popular village of Manby on a quiet cul de sac. The property offers versatile living accommodation on one level with an L shaped lounge diner, separate conservatory, kitchen, three bedrooms and a bathroom. The garden to the rear is fully enclosed with access to a detached single brick built garage.

Location

The popular village of Manby is adjoined with the village of Grimoldby. It is approximately 5 miles from Louth, 20 miles from Grimsby and 30 miles from Lincoln.

It is well serviced with a wealth of amenities including a grocery store, a supermarket, an Italian restaurant, a coffee shop, a post office and a cricket club. As well as doctors' surgery, a nursery, a primary school and it's within the catchment of King Edward Grammar School.

The village also offers rural walks with a network of popular footpaths and beaches are only a short drive away.

ENTRANCE HALL 6'00" x 4'00" (1.83m x 1.22m)



Enter the property through a uPVC glazed door into a welcoming entrance hall with a built in double storage cupboard housing a wall mounted heating boiler and the electric consumer unit, there is additional storage cupboards above and a telephone point and a door leading to the kitchen.

KITCHEN 11'9" x 9'10" (3.58m x 3.00m)



The 'L' shaped kitchen is fitted with a range of pine wall and base units with contrasting work tops with tiled splash back and a one and a half bowl sink and drainer with mixer taps, there is a built in electric oven and grill with a four

burner electric hob with extractor hood above. There is plumbing for a washing machine and a dish washer. There is a central heating radiator and useful airing cupboard houses the hot water tank and also has additional storage. A Door leads to the dining area.

LOUNGE DINER

A 'L' shaped room defining living area and dining area with direct access to the conservatory.

DINING AREA 7'00" x 9'00" (2.13m x 2.74m)



With ample space for a dining table, there is a central heating radiator and door into the inner hall, the area opens out to the living area.

LIVING AREA 10'00" x 14'00" (3.05m x 4.27m)



Having patio doors leading to the conservatory and a uPVC double glazed window to the side aspect. There is a feature fireplace with marble surround and inset gas fire, a TV aerial and a radiator.

CONSERVATORY 12'09" x 12'05" (3.89m x 3.78m)



A uPVC conservatory with dwarf brick wall and and clear poly carbon roof, double doors lead to the rear garden and there is a ceiling fan and an electric heater.

INNER HALL



Having a useful storage cupboard. Access to the loft space and doors leading the bedrooms and bathroom.

BEDROOM 1 12'00" x 9'00" (3.66m x 2.74m)



With a uPVC double glazed window the the front aspect and radiator.

BEDROOM 2 9'00" x 9'00" (2.74m x 2.74m)



Having a double glazed window to the rear aspect and a radiator.

BEDROOM 3 6'00" x 7'00" (1.83m x 2.13m)



Having a uPVC double glazed window to the rear aspect and a radiator.

BATHROOM



The bathroom is fitted with a three piece suite comprising a bath with shower head over, W.C and wash basin, there is a uPVC double glazed frosted window and a radiator.

DETACHED GARAGE 10'06" x 13'03" (3.20m x 4.04m)

There is a single detached brick built detached garage with power and lighting with an up and over door and separate pedestrian access door.

FRONT GARDEN

To the front of the property the area is mainly laid to lawn with a low hedge marking the boundaries with a flower border and a concrete driveway leading to the detached garage.

REAR GARDEN

To the rear of the property is a private garden with fence and hedge to three sides and mainly laid to lawn with a foot path leading around the property and a timber summer house with power and lighting.

Services

Mains gas, electric, water and drainage are understood to be connected to the property. As agents we do not test or inspect any of the services or service installations and advise any interested parties to rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Council Tax Band

East Lindsey Council Tax Band B

Brochure Prepared

August 2023

Viewings

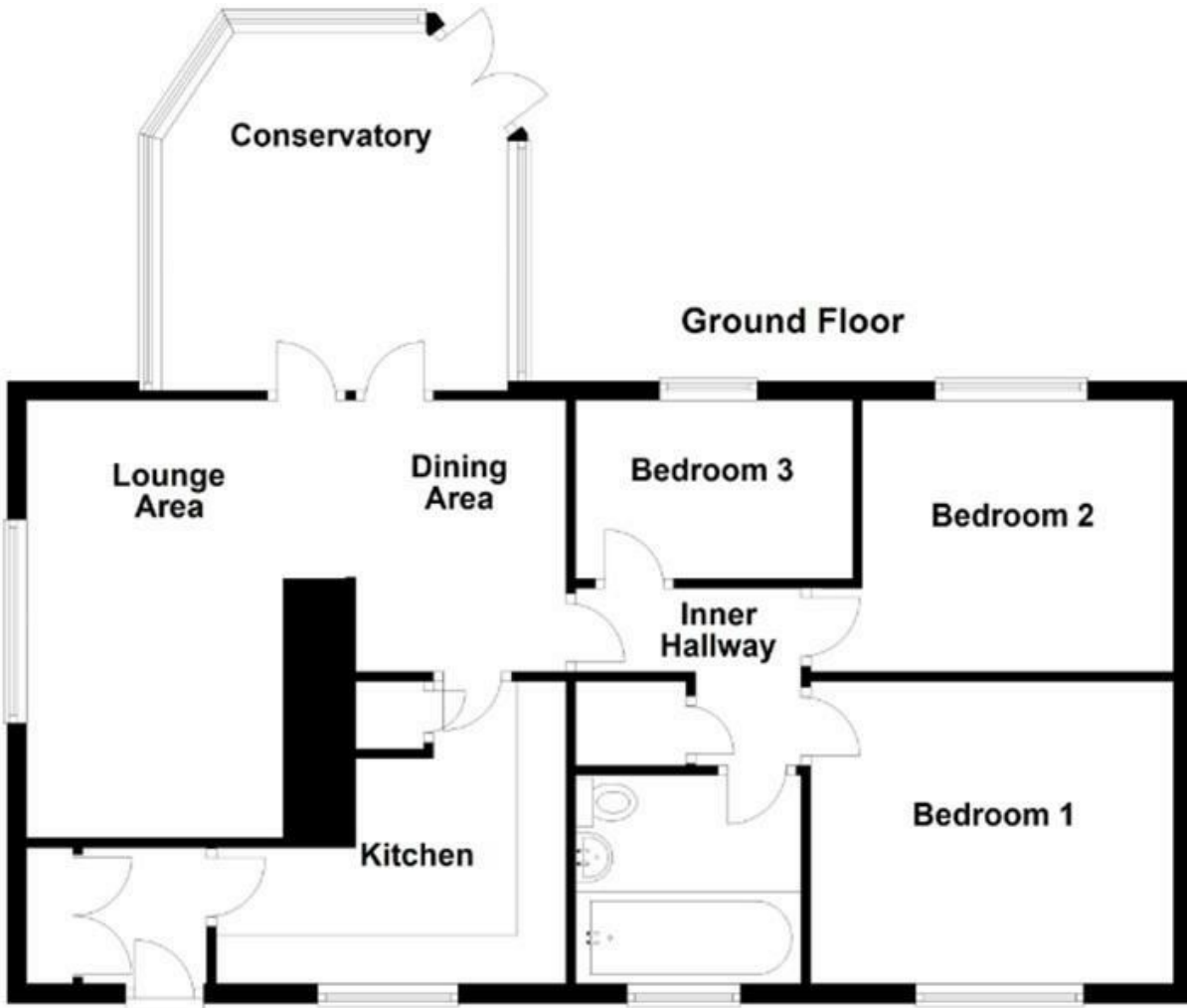
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

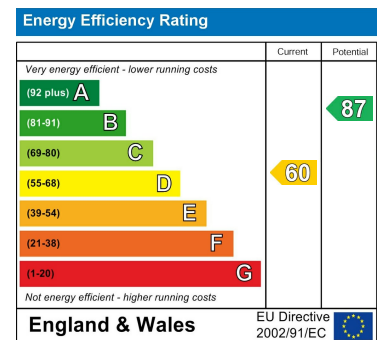
Floor Plan



Area Map



Energy Efficiency Graph



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